

Landmarks and Historic Preservation Commission  
C/O Division of Planning, Zoning and Sustainability  
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Richard Partyka  
Chairman

## NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

### MEETING MINUTES

Regular Public Meeting- Wednesday March 1, 2017  
6:28:03- 8:28:55 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION  
Location: Room 215 Newark City Hall, (Council Chambers)

#### **Certification of Publication:**

Chairman Richard Partyka stated the notice for the meeting was published in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

#### **Call to Order:**

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Commission was called to order by Chairperson Richard Partyka at 6:28:03 PM

#### **Roll Call: 6:28:54 PM**

In attendance were Commissioners: Partyka, Robinson, Smith, Benavente, and Bey. Commissioners: Moten, Miller, Grossklaus, Hartman and Woodridge were not present. Commissioner Hartman arrived at 6:45 PM.

The meeting was staffed by: Kevlin Taylor, Walford Enniss, and Shawna Ebanks (Consultant-Nishuane Group)

#### **Vote to adopt Minutes of February 1, 2017:**

Motion made by Commissioner Robinson

Second Motion made by Commissioner Benavente

Ayes: Commissioners Partyka, Bey, Robinson & Benavente

Abstentions: Smith

4- In favor 0-Opposed, 1- Abstention

#### **Communications:**

Commissioner Robinson identified 30 Houston St as a possible historic resource, which the LHPC should consider to be listed on the City's Directory of Landmark Sites & Buildings. The building was one of the first Polish National Churches that was formed after the Polish community separated from the Roman Catholic Church. The building was later converted into a famous artist's, Emilio Serio, live/work space. The property is currently endangered of losing its historic value since it is for sale. The Commissioners agreed to have a presentation made at the next public meeting to consider if the property should be a local landmark.

#### **Report on Enforcement Actions in Historic Districts:**

**Old Business:**

a)

<b>Address:</b>	40-50 Vesey Street; 1-15 Hermon Street; 115-123 Chestnut Street
<b>Historic District:</b>	Murphy Varnish Works (Historic District)
<b>Application#:</b>	H17-002
<b>Application Date:</b>	11/18/2016
<b>Applicant/Owner:</b>	Chestnut Global Enterprises, LLC
<b>Description of Work:</b>	The LHPC approved the structure on the site to be demolished in 2008. As a condition of approval for the demolition, the Commission required approval of the design for the replacement structure. In 2008 the LHPC approved the design of the replacement structure and the developer is now seeking approval of an amended design (i.e. to increase the height and remove the commercial component on the first floor).
<b>Decision:</b>	Denied
<b>Reason:</b>	Denial due to lack of compliance with Section 40.10.17. Historic Preservation Ordinance Standards for New Construction. The applicant failed to provide sufficient testimony regarding the following: the context of the resource's original site honoring the original historic intention, the height of the new construction's compatibility with adjacent buildings, the roof form providing aesthetic harmony of the neighborhood and the scale of the new constructions to surrounding buildings of historic significance.
<b>Motion By:</b>	F. Bey
<b>Second By:</b>	S. Benavente
<b>Vote:</b>	5 in favor 0- opposed to denied

b)

<b>Address:</b>	685 Ridge Street
<b>Historic District:</b>	Forest Hill
<b>Application#:</b>	H16-182
<b>Application Date:</b>	12/09/2016
<b>Applicant:</b>	Edgardo Nieves
<b>Owner:</b>	Ada Jarquin
<b>Description of Work:</b>	Applicant proposes to install vinyl siding on the entire house, replace columns, railings and rotted wood on porch.
<b>Decision:</b>	Adjourned to next meeting of April 5, 2017. (Applicant requested adjournment)

c)

<b>Address:</b>	528-532 Clifton Avenue
<b>Historic District:</b>	Forest Hill

<b>Application#:</b>	H16-196
<b>Application Date:</b>	12/21/2016
<b>Applicant/Owner:</b>	Steve Furman
<b>Description of Work:</b>	Applicant proposes to install windows and a patio door, which will look identical to the rest of the house windows and replace the porch screens.
<b>Decision:</b>	Adjourned to next meeting of April 5, 2017 (Applicant did not attend the meeting)

d)

<b>Address:</b>	85 University Avenue
<b>Historic District:</b>	James Street Commons
<b>Application#:</b>	H16-191
<b>Application Date:</b>	12/21/2016
<b>Applicant:</b>	Michael Manchello-Senior Director, Operations & Service
<b>Owner:</b>	Rutgers University-University Facilities
<b>Description of Work:</b>	Replacement of the remaining windows: one (1) on side of the building and two (2) on the rear of the building. Restorative concrete work.
<b>Decision:</b>	Approved
<b>Motion By:</b>	D. Robinson
<b>Second By:</b>	A. Smith
<b>Vote:</b>	5 in favor 0-opposed

e)

<b>Address:</b>	116 Washington Street, AKA 58 New Street
<b>Historic District:</b>	James Street Commons
<b>Application#:</b>	H17-003
<b>Application Date:</b>	01/18/2017
<b>Applicant/Owner:</b>	Patrick J. Mc Govern
<b>Description of Work:</b>	Renovation of existing three story brick clad building (vacant at present, previously utilized as ground floor commercial and residential above) and existing single story structure on the adjacent property (occupied, currently housing McGovern's Tavern at 58 New Street). Renovation and redesign will include expansion of tavern to occupy entire ground floor, a management office on the second floor and studio apartments for the remaining area on the second floor and entire third floor.
<b>Decision:</b>	Approved
<b>Motion By:</b>	D. Robinson
<b>Second By:</b>	S. Benavente
<b>Vote:</b>	5 in favor 0- opposed

New Business:

e)

<b>Address:</b>	756-758 Ridge Street
<b>Historic District:</b>	Forest Hill
<b>Application:#</b>	H17-012
<b>Application Date:</b>	02/01/2017
<b>Applicant:</b>	Eric Carrillo (Eric's Handyman Services)
<b>Owner:</b>	George & Maria Martinez
<b>Description of Work:</b>	Replacing entire roof with asphalt shingles (Amber Color) timberland ridge cap shingles; repairing damaged soffits - reframe with 2 x 6 where needed, aluminum cap all fascia; and install new gutter - eliminate Yankee gutters.
<b>Decision:</b>	Approved with conditions
<b>Conditions:</b>	Conditions are stated as follows: Color of roof to be slate asphalt shingles same color as existing, restore Yankee gutters, aluminum flashing should be replaced with the same material and color. Applicant is to provide pictures of completed work to LHPC.
<b>Motion By:</b>	S. Benavente
<b>Second By:</b>	F. Bey
<b>Vote:</b>	5 in favor 0-opposed

f)

<b>Address:</b>	72-74 Hansbury Avenue
<b>Historic District:</b>	Weequahic Park
<b>Application#:</b>	H17-013 & H17-014
<b>Application Date:</b>	01/30/2017
<b>Applicant/Owner:</b>	Davi Lavi
<b>Description of Work:</b>	Replacing entire roof & four (4) skylight windows on the front of the house
<b>Decision:</b>	Adjourned to April 5 <sup>th</sup> , 2017 meeting

## 6. Adjournment 8:28:55PM